

1 MINUTES OF THE
2 September 20, 2007 Meeting of the
3 Easton Planning & Zoning Commission
4

5 Members Present: John Atwood, Chairman, and members, Steve Periconi, and Linda
6 Cheezum.

7
8 Members Absent: Tom Moore and Dan Swann.
9

10 Staff Present: Tom Hamilton, Town Planner, Lynn Thomas, Long Ranger Planner, Zach
11 Smith, Current Planner, and Stacie Rice, Planning Secretary.
12

13 Staff Absent: None.
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15 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
16 1:00 p.m. The first order of business was the approval of the minutes of the Commission's
17 meeting of August 16, 2007. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum, the
18 Commission voted 3-0 to approve the August minutes.
19

20 The first item discussed was **5 S. Park Street** requesting Planned Redevelopment
21 review for a second story addition to an existing building to accommodate 2 one bedroom
22 apartments. The site is currently developed with a small office building built as a single
23 family home which fronts on Park Street and a detached block outbuilding that fronts onto
24 Kemp Lane. Mr. Stagg and Mr. Kruger explained they are proposing to add a 2nd story
25 addition to the block outbuilding to be used as 2 one bedroom apartments. The first floor
26 will be used for either an office or storage space. The building on Park Street will continue
27 to be used as an office. Mr. Kruger plans to side the second floor with vinyl siding, to side
28 the first floor with stucco and to cover the roof with asphalt shingles. He is also planning to
29 have windows and doors in the 2nd story addition. He is planning to construct a wooded
30 deck structure with a railing on the south side and a wooden stair structure on the east side
31 of the building. Mr. Stagg explained they are proposing to have 6 off street parking spaces.
32 The spaces will be head in off Kemp Lane and stacked 3 deep. The Commission had some
33 concerns with the parking, but felt this would be a great enhancement to the area. Upon
34 motion of Mrs. Cheezum, seconded by Mr. Periconi the Commission voted 3-0 to approve
35 the PRD site plan with the following conditions.
36

- 37 1.) Awnings to be placed over doorways.
38 2.) Cement board siding on buildings instead of stucco.
39 3.) Revised parking area of 5 spaces with pervious pavers.
40 4.) Additional landscaping to be added to North side of building.
41 5.) Addition of asymmetrical windows to 2nd floor West side.
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43 The next item discussed was a revised site plan and parking waiver for **Panera**
44 **Bread**, which is to be located at 8999 Ocean Gateway. Bill Stagg, the applicant's agent
45 explained they have revised the site plan to eliminate the drive-thru and reconfigures the
46 parking to provide 100 spaces. Mr. Stagg stated they can provide the 103 required spaces,
47 but the applicant doesn't need them. Upon motion of Mr. Periconi, seconded by Mrs.
48 Cheezum, the Commission voted 3-0 to approve the revised site plan for Panera Bread and
49 waive 3 parking spaces.
50

51 The next item was from staff for **516 Davis/Melfield Avenue** requesting a parking
52 waiver. The applicant, Heather Nagers, is requesting a parking waiver for a proposed art
53 studio at 516 Davis/Melfield Avenue along with a site plan showing the layout of the
54 property. The building is approximately 13,000 square feet. Upon motion of Mr. Periconi,
55 seconded by Mr. Atwood, the Commission voted 3-0 to approve the parking waiver.
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6 The next item was **Ashby Commons** subdivision requesting review of
7 revised architecture and fencing. The Commission reviewed the revised architectural
8 elevations that reflect what the developer would now like to build. The project includes (and
9 always did include) a mix of housing types including: single family detached, front loaded
10 townhomes and rear loaded townhomes. Upon motion of Mr. Periconi, seconded by Mrs.
11 Cheezum, the Commission voted 3-0 finding the proposed revisions not significant and is
12 acceptable.
13

14 The next item was also from staff concerning a special event for **First Friday**
15 **Gallery Walk**. Mr. Al Bond representing Easton Main Street explained the First Friday
16 Gallery Walk, is a special event that occurs on the first Friday of every month between 5-9
17 p.m. During this event businesses in downtown stay open late, host open houses, provide
18 entertainment etc. The group would like to produce a flag that would be used exclusively
19 during the Gallery Walk to identify participating businesses. The flag would be used during
20 the Gallery Walk and would have some sort of logo on the flag. Upon motion of Mr.
21 Periconi, seconded by Mrs. Cheezum, the Commission voted 3-0 to approve the temporary
22 use for flags for businesses participating in the Gallery Walk during the event.

23 The next item was a staff item presented by Mr. Thomas. He presented options for
24 **amending the Zoning Ordinance** in order to permit a use that was recently denied by the
25 Town Planner and upheld by the Planning Commission because it is not permitted by the
26 Ordinance. The Commission agreed with the interpretation made by Mr. Hamilton at the
27 time but also directed the staff to draft amendments to accommodate what the applicant had
28 originally proposed. Mr. Thomas reported that this is just the latest in the continuing
29 discussion on this topic. He outlined a proposal whereby some modifications would be
30 made to the Table of Permissible Uses, definitions would be added for the various "service"
31 uses, and the Table of Permissible Uses would be revised to make the three remaining
32 service uses permitted outright in the CR, CG, CL and I-1 Zoning Districts and prohibited
33 in all other districts. The Commission discussed the proposal briefly and indicated that they
34 thought this was the appropriate direction in which to proceed. Mr. Thomas stated that he
35 would now include this proposal in the packet of Zoning Ordinance Amendments for 2008,
36 which will be sent to the Commission for review in either November or December.

37 A discussion of the **Planned Redevelopment Overlay District** was next discussed
38 as an item from staff. Mr. Thomas brought the Commission up to date on the work of the
39 Special Subcommittee that was appointed to recommend possible revisions to the PR
40 District boundaries. He described a map of the proposed changes which indicated areas
41 which were recommended for removal from the current PR limits and then focused on
42 those areas where the Subcommittee's recommendations differed from those of the East
43 End Neighborhood Association's proposal for changes to the PR. Mr. Thomas also
44 indicated that the subcommittee was recommending amendments to the language of the PR
45 District.

46 The Commission then opened the floor to public comment. Several business or property-
47 owners commented on the proposed changes. Joe Minarick and Barbara Heatly left copies
48 of their written comments. Most of the comments were requests for the Commission to
49 consider removing the blocks on which the property-owner resided from the PR. After
50 considering all of the comments of staff and the public, the Commission voted, upon
51 motion of Mr. Periconi, seconded by Linda Cheezum, to ask the Special Subcommittee to
52 reconvene once more and to meet with business and neighborhood representatives.

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5 The next item was from staff concerning the final plat for **Easton Club East Parcel**
6 **B.** Mr. Hamilton asked that the Commission authorize their Chairman to sign the plat.
7 Upon motion of Mrs. Cheezum, seconded by Mr. Periconi the Commission voted 3-0 to
8 authorize Mr. Atwood to sign the plats for Easton Club East Parcel B.
9

10 The next item was from staff concerning the final plat for **Lakeland's Blocks A, B,**
11 **& C.** Mr. Hamilton asked that the Commission authorize their Chairman to sign the plat.
12 Upon motion of Mrs. Cheezum, seconded by Mr. Periconi the Commission voted 3-0 to
13 authorize Mr. Atwood to sign the plats for Lakeland's Blocks A, B, & C.
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15 There being no further business the meeting was adjourned at 3:25 p.m. by motion
16 of Mr. Periconi, seconded by Mrs. Cheezum.
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18
19 Respectfully submitted,
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23 Stacie S. Rice
24 Planning & Zoning Secretary
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